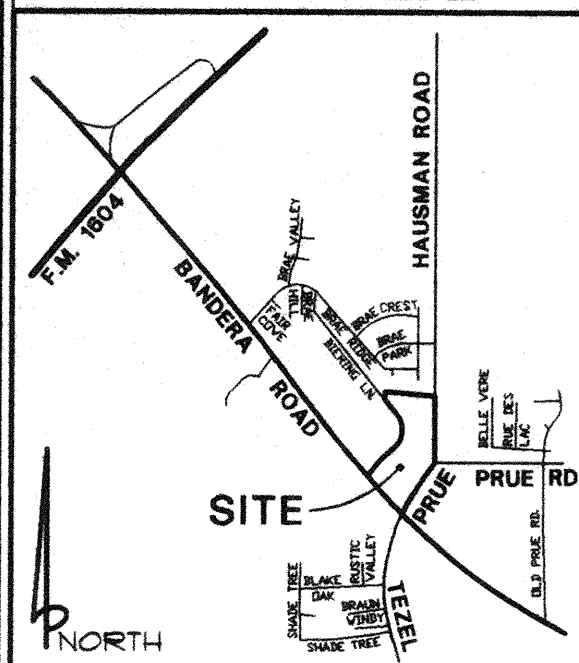


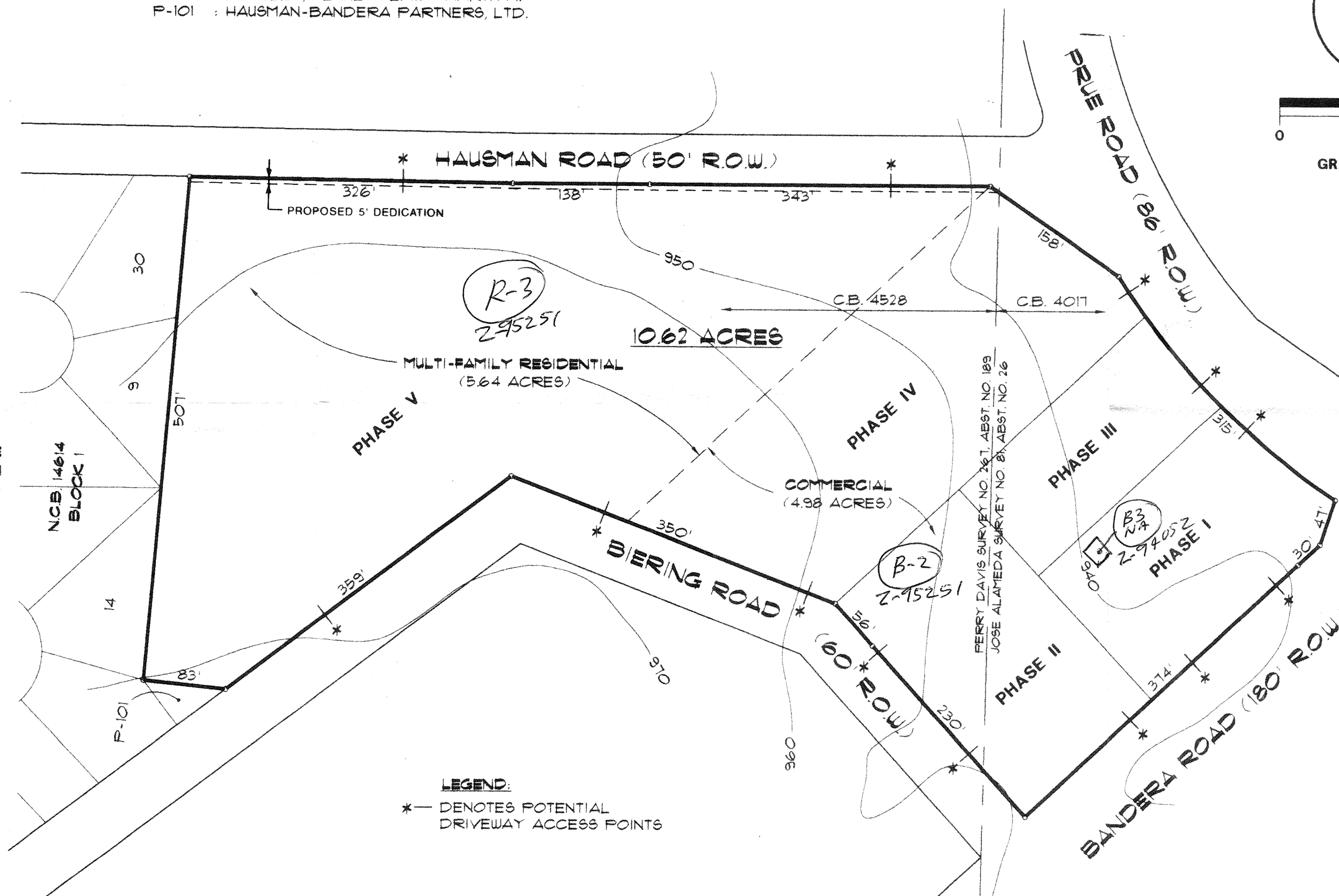
POADP No. _____



LOCATION MAP

ADJOINING OWNERSHIP
BLOCK I, OAKRIDGE POINT, UNIT I:
LOT 9 : PERRY HOMES
LOT 14 : PERRY HOMES
LOT 30: BEASLEY, KENNETH E. III & MARTHA M.
P-101 : HAUSMAN-BANDERA PARTNERS, LTD.

OAKRIDGE POINT
SUBDIVISION, UNIT I
(VOL. 9531/PG. 219)
BEXAR COUNTY
PLAT RECORDS



LEGEND:
* — DENOTES POTENTIAL
DRIVEWAY ACCESS POINTS

- NOTES:**
- 1) NO STREETS ARE PROPOSED IN ANY DEVELOPMENT PHASE.
 - 2) PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
 - 3) THE DRIVEWAY CURB CUT LOCATIONS SHOWN ON THIS PLAN ARE PURELY HYPOTHETICAL AND THERE IS NO BASIS FOR THEIR PLACEMENT AT THIS POINT IN THE PROCESS OF DEVELOPMENT OF THIS PROPERTY.

GRAPHIC SCALE
0 100 200

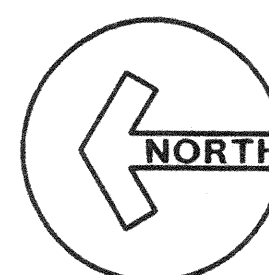
PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
1-23-98 598
(date) (number)

If no plats are filed, plan will
expire on 7-25-98
1st plat filed on _____

GRAPHIC SCALE
0 100 200

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
1-23-98 598
(date) (number)

If no plats are filed, plan will
expire on 7-25-98
1st plat filed on _____



Revisions:

BANDERA/PRUE
PRELIMINARY OVERALL DEVELOPMENT PLAN
BEXAR COUNTY
SAN ANTONIO, TEXAS

HARRY JEWETT ASSOCIATES
Engineers, Planners, Consultants
2311 North Main Avenue • San Antonio, Texas 78212-2920 • (210) 737-9417 • (210) 735-5864 Fax

Job No. 95098
Date 11/10/97
Drawn by MW/HJ
Sheet 1
Of ONE

See 10-62
#598

POADP APPLICATION

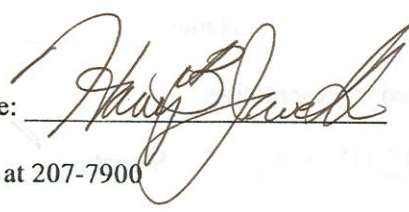
of a Preliminary Overall
with the provisions of
io Unified Development C

PAGE 1 OF 2

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: HARRY B. JEWETT III, P.E. Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

PAGE 2 OF 2

☒ Proposed curb cuts



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: November 5, 1997 Name of POADP: Bandera/Prue POADP

Owner/Agent: Alfred Rodriguez Engineer/Surveyor: Harry Jewett Associates

Address: 1002 Hedgestone Drive, Address: 2611 North Main Avenue

San Antonio, TX 78258 Phone: 497-3363 San Antonio, TX 78212 Phone: 737-3417

Existing zoning: "B-2" & "R-3" Proposed zoning: "B-3 NA"

Texas State Plane Coordinates: X: 2162075.127 Y: 13664865.109
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☐ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☐ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	_____	_____
Non-Single Family (NSF)	_____	<u>5.64</u>
Commercial & Other	_____	<u>4.98</u>
TOTAL:	_____	<u>10.62</u>

Contact Person:

Print Name: Harry B. Jewett III, P.E. Signature: 

Date: November 5, 1997 Tele: 737-3417 Fax: 733-5384

Is there a previous POADP for this site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Are there any plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

- ☐ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☐ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☐ north arrow and scale of the map;
- ☐ proposed land use by location, type and acreage;
- ☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☐ contour lines at intervals no greater than ten (10) feet;
- ☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☐ existing adjacent or perimeter streets;
- ☐ one hundred year flood plain limits;
- ☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☐ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ the POADP ☐ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

January 23, 1998

Harry Jewett
Harry Jewett & Assoc.
2611 North Main Ave.
San Antonio, TX 78212

Re: Bandera - Prue

POADP # 598

Dear Mr. Jewett:

The City Staff Development Review Committee has reviewed Bandera - Prue Subdivision Preliminary Overall Area Development Plan # 598. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Hausman is a collector, and will require a total of 60' of ROW
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais/AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department

P.O. BOX 29928 • SAN ANTONIO

To <i>Elizabeth Carol</i>	From <i>Jess Hayes</i>
Co./Dept. <i>ESA Planning</i>	Co. <i>Tx DOT</i>
Phone #	Phone # <i>615 5860</i>
Fax # <i>207 4441</i>	Fax #

November 17, 1997

P.O.A.D.P REVIEW

Bandera/Prue Subdivision

Located on SH 16(Bandera Road) at Prue Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

This property is eligible for a maximum combined total of two(2) access point along the overall combined SH 16 frontage of 404'. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1022211

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 11/14/1997
DUE DATE 11/14/1997

50-04-5573
ALFRED RODRIGUEZ RANCH ACCOUNT
1002 HEDGESTONE
SATX 78258

PHONE: 000 - 0000

BANDERA/PRUE POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/14/1997	1022211	50-04-5573	11/14/1997	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID - SATX - 992 NOV 14 1997

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	11/13/1997		CK 590	POADP-PRUE
END	11/13/1997			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

Bandera
Prue

**ALFRED RODRIGUEZ
RANCH ACCOUNT**
LIC. 04193697
1002 HEDGESTONE PH. 497-3363
SAN ANTONIO, TX 78258

88-8857/314
01

59

Date 11-4-97

Pay to the
Order of

CITY OF SAN ANTONIO

\$ 370.00

TIMES HANDED

SEVERAL

Dollars



San Antonio City Employees
Federal Credit Union
P.O. Box 830968
San Antonio, TX 78283-0968

For PRELIM. DEV. PLAN

[Signature]

⑆314088572⑆ 9000497000⑈ 0590

Bandera
Prue
POADP



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
JAN 26 PM 1:57
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Amer
FROM: Elizabeth
ITEM NAME: bandera / Pune FILE # _____
RE: _____

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

AG

Signature

Eng. Assoc

Title

1/20/97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 11-26-97
FROM: Elizabeth
ITEM NAME: Bordera / Pve FILE # none
RE: POAPP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

RECEIVED
97 NOV 26 PM 1:50
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICE DIVISION

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Drainage Requirements will be
address during the platting
process.

Burt Rubio S. Eng. Tech 11-26-97
Signature Title Date

HARRY JEWETT ASSOCIATES

E n g i n e e r s ▼ P l a n n e r s ▼ C o n s u l t a n t s

TRANSMITTAL

Date: November 5, 1997
To: Planning Department
Attn: Subdivision Administration
Project: Bandera/Prue Subdivision
Job No. 95098

We are transmitting:

☒ attached
☐ under separate cover via: _____

☒ plans
☐ survey
☐ plat
☒ text
☐ submittal

☐ by mail
☒ hand delivered
☐ to be picked up
☐ faxed
☐ FedEx

☒ for your use
☐ for review and comment
☐ for approval
☐ as requested
☐ revised as requested

Accompanying this transmittal please find the following items applicable to a POADP submittal:

- 1) POADP application form.
- 2) Six (6) prints of the POADP.
- 3) Check payable to the City of San Antonio in the amount of \$370.00

By: _____

Harry B. Jewett III, P.E.

D:\WPWIN2\AJOB\1995\95098\Planning2.trn.wpd

HARRY JEWETT ASSOCIATES

Engineers Planners Consultants

TRANSMITTAL

Date: 11-26-97

To: City of San Antonio Planning Dept

Attn: ELIZABETH CAROL

Project: PRELIMINARY OVERALL DEVELOPMENT PLAN
BANDERA / TRUE ROAD

Job No.: 95098

We are transmitting:

☒ attached

☐ under separate cover via: _____

☒ plans

☐ survey

☐ plat

☐ text

☐ submittal

☐ by mail

☒ hand delivered

☐ to be picked up

☐ faxed

☐ FedEx

☒ for your use

☐ for review and comment

☒ for approval

☐ as requested

☐ revised as requested

6 PRINTS OF the REVISED ROADP.

By: 

HARRY JEWETT ASSOCIATES

Engineers ▼ Planners ▼ Consultants

RECEIVED
97 NOV 13 PM 2:16
DEPT. OF PLANNING
LAND DEVELOPMENT
DIVISION

TRANSMITTAL

Date: November 13, 1997
To: City of San Antonio/Planning Department
Attn: Elizabeth Carol
Project: Bandera/Prue Subdivision
Job No. 95098

We are transmitting:

☒ attached
☐ under separate cover via: _____

<input checked="" type="checkbox"/> plans	<input type="checkbox"/> by mail	<input checked="" type="checkbox"/> for your use
<input type="checkbox"/> survey	<input checked="" type="checkbox"/> hand delivered	<input type="checkbox"/> for review and comment
<input type="checkbox"/> plat	<input type="checkbox"/> to be picked up	<input type="checkbox"/> for approval
<input checked="" type="checkbox"/> text	<input type="checkbox"/> faxed	<input type="checkbox"/> as requested
<input type="checkbox"/> submittal	<input type="checkbox"/> FedEx	<input type="checkbox"/> revised as requested

Accompanying this transmittal please find the following:

- 1) POADP Application Form.
- 2) Seven (7) prints of the POADP.

By: _____

Harry B. Jewett III, P.E.

D:\WPWIN2\AJOB\1995\95098\carol.trn.wpd



San Antonio Planning Department
Subdivision Section

FROM: ELIZABETH A. CAROL - Planner II

Phone 207-7900

Fax 207-4441

Pages # 12 (Including Cover sheet)

TO: Harry Jewett

Phone # _____

Fax Phone # 733-6384

☐ F.Y.I.

☐ For Your Review

☒ Replay ASAP

☐ Please Comment

☐ Instructions

☐ Urgent

☐ Directions

☐ Additional Info.

If you have any questions, or need additional
information please call me at 207-7900.

Please fill out the
attached application
and resubmit.

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO. 1843
CONNECTION TEL 97335384
CONNECTION ID
START TIME 11/05 15:52
USAGE TIME 00'45
PAGES 2
RESULT OK

San Antonio Planning Department
Subdivision Section

FROM: ELIZABETH A. CAROL - Planner II

Phone 207-7900

Fax 207-4441

Pages # 2 (Including Cover sheet)TO: Harry Jewett

Phone # _____

Fax Phone # 733-6384☐ F.Y.I.☒ Replay ASAP☐ Instructions☐ Directions☐ For Your Review☐ Please Comment☐ Urgent☐ Additional Info.

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO. 1842
CONNECTION TEL 97335384
CONNECTION ID
START TIME 11/05 15:43
USAGE TIME 01'02
PAGES 3
RESULT OK



San Antonio Planning Department
Subdivision Section

FROM: ELIZABETH A. CAROL - Planner II

Phone 207-7900

Fax 207-4441

Pages # 3 (Including Cover sheet)

TO: Harry Jewett

Phone # _____

Fax Phone # 733-6384

☐ F.Y.I.

☒ Replay ASAP

☐ Instructions

☐ Directions

☐ For Your Review

☐ Please Comment

☐ Urgent

☐ Additional Info.



CAPITOL
CEMENT

P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

Bandera / Prue

revisit
TIA

is
outset

- property line return
@ Bandera +
Blaring Road
- Please note that
TXDOT limit
access... on FM.

STAR

Continuous Improvement Process

Bandera / ~~Common~~ Prue

- TIA required

Hausman 60' ft.

recommend

- ~~suggest a common~~
~~access point for~~
~~phase III - to~~
~~eliminate one of~~
recommend
a single access point
for phase III

- tree
- TXDOT

Bandera / Prue
ROADP

Elizabeth please
release this ROADP. I
sent you the approval
last week, thru Bin Mail
AG 1/26/98